Key: 7260

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,488

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALSH DAVID R & DIANE M 255 HARDY POND ROAD WALTHAM, MA 02451	73-23-0	5 MATHESON ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALSH DAVID R & DIANE M	10/23/2020	QS	424,900	33391-327
CROWLEY JAMES F & ELEANOR	09/19/1975	XX		2237-268

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	10/23/2020	15	SALE REVIEW	424,900	03/17/2021	JMG	100	100
396	04/30/2019	7	ALTERATIONS	11,500	07/06/2020	MR	100	100
NP		12	CYCLICAL NON		11/14/2011	MR	100	100
		12	CYCLICAL NON		11/24/2003	JB	100	100
346	12/03/1991	5	OTHER	2,000	04/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,100	15 1.00	A 1.00	A 1.00	328,800	3.16	A 1.00	R04 1.50			312,460

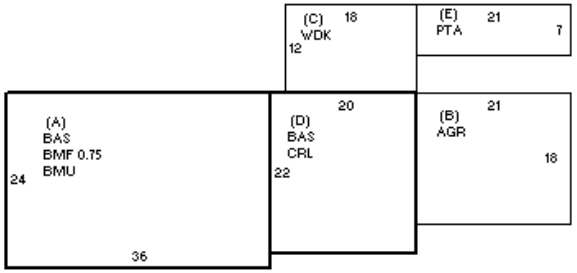
TOTAL	13,100 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	312,500	294,800
BUILDING	317,400	299,700
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**632,000**	**596,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10X12		120	21.39	2,100

PHOTO 03/11/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/11/2021	NF
LIST	3/11/2021	EST
REVIEW	11/9/2021	EMZ

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,304	DETAIL ADJ	1.000
$NLA(RCN)	$358	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,695
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		60.77	52,505
A	BMF	N	BSMT FINISH	648		38.72	25,092
+	BAS	L	BASE AREA	1,304	1969	253.90	331,079
B	AGR	N	ATT GARAGE	378		42.62	16,109
C	WDK	N	WOOD DECK	216		40.38	8,721
D	CRL	N	BSMT CRAWL	440		31.27	13,761
E	PTA	N	PATIO	147		16.37	2,407
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	466,723

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1969 / 54		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$317,400		